



HISTORIC LANDMARKS COMMISSION HEARING AGENDA

WEDNESDAY, MAY 7, 2008

SYNOPSIS

Regular Session

6:00 P.M.

Council Wing, Rooms W-118 & W-119

200 East Santa Clara Street

San José, CA

COMMISSION MEMBERS

EDWARD JANKE, AIA, CHAIR

PATRICIA COLOMBE, VICE CHAIR

HELENE LAVELLE

SCOTT CUNNINGHAM

DANA PEAK

JUDY STABILE

ERIC THACKER

JOSEPH HORWEDEL, DIRECTOR

DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting. If you have questions or concerns, please contact Carmen Stanley at (408) 535-7856.

NOTICE TO THE PUBLIC

Good evening, my name is **Ed Janke**, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the **May 7, 2008** meeting of the Historic Landmarks Commission. Please remember to turn off your cell phones and pagers.

If you want to address the Commission, **fill out a speaker card (located at the technician's station), and give the completed card to the technician. Please include the agenda item number for reference.**

The procedure for public hearings is as follows:

- After the staff report, *applicants may make a five-minute presentation.*
- Anyone wishing to speak in favor of the proposal should prepare to come forward. After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. *Each speaker will have two minutes.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Commission will then close the public hearing.
- *The Historic Landmarks Commission will take action on the item.*

The procedure for referrals is as follows:

- Anyone wishing to speak on a referral should prepare to come forward. *Each speaker will have two minutes.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- *The Historic Landmarks Commission will comment on the referral item.*

If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.

An agenda and a copy of all staff reports have been placed on the table for your convenience.

AGENDA
ORDER OF BUSINESS
6:00 P.M. SESSION

1. ROLL CALL

Commissioner Stabile absent

2. DEFERRALS

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

The matter of deferrals is now closed

No deferrals

3. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.

- a. [MA07-013](#). Historical Property Contract (Mills Act contract) for the "McKee/Lundy House" located on a 0.14-acre site, in the R-2 Two-Family Residence Zoning District at 592 N. Seventeenth Street (Maria Loretto, owner/applicant). Council District 3. SNI: None. CEQA: Exempt. *Project Manager, Darren McBain*

STAFF RECOMMENDATION: Historic Landmarks Commission recommend approval of the Historical Property Contract to the City Council as recommended by staff.

Taken off consent by request from Commissioner Colombe. Commissioner Thacker recused himself on account of living less than 500 feet from the site. Commissioner Colombe requested clarification of the timing of the items in the proposed scope of work, and whether certain of the items that are more basic to securing the building could be required to be done earlier in the life of the contract. Staff indicated that the contract has been structured to allow flexibility in the sequencing of the work as long as the terms of the contract are met; but that the concern about doing exterior/security-oriented work first will be discussed with the applicant. Additional contract language to this effect will also be considered by staff.

MOTION TO RECOMMEND APPROVAL OF THE CONTRACT TO THE CITY COUNCIL (5-0-1-1, STABILE ABSENT, THACKER ABSTAINING).

b. **2008 STOCKTON WAREHOUSE DEACCESSIONS.**

STAFF RECOMMENDATION: Historic Landmarks Commission accept the History San José (HSJ) summary statement and recommend approval of the proposed deaccessions in accordance with the HSJ Collections Management Policy.

c. **Japantown Community Congress Preserve America Application Endorsement Request**

The Consent Calendar is now closed.

MOTION TO APPROVE THE CONSENT CALENDAR, EXCLUDING ITEM 3.a. (6-0-1, STABLE ABSENT).

4. PUBLIC HEARINGS

Note: All Commissioners now present.

HISTORIC PRESERVATION PERMITS

- a. **PARKVIEW TOWERS.** The project being considered is located on the block bounded by N. First, St. James, N. Second, and Devine Streets, in the DC Downtown Primary Commercial Zoning District (San José Redevelopment Agency, Owner. Green Valley Corp/Barry Swensen Builder, Developer). Council District: 3. SNI: None. CEQA: Park View Towers EIR Certified 03/12/08. *Project Manager, Lee Butler*

- 1) **HP05-003.** Historic Preservation Permit to rehabilitate approximately 6,000 square feet of commercial space in the existing First Church of Christ Scientist Building, which is listed as a National Register Site, as a Contributing Structure to the St. James Square National Register and City Landmark Districts, and as a Structure of Merit on the City's Historic Resources Inventory on an approximately 1.8 acre site.

STAFF RECOMMENDATION: Historic Landmarks Commission find that the proposed work conforms to the Secretary of the Interior's Standards and recommend approval to the Director of Planning.

Architects Rob Steinberg and Jeff Currant presented the project. Primary discussion points and areas of concern included:

- *Whether the church building's existing exterior stairs are proposed to be removed and/or replaced; also, the potential intrusiveness of installing helix piers as part of the seismic reinforcement work (Cunningham)*
- *Possible aesthetic impact of differentiated paint colors or tones to distinguish proposed pilasters as new construction (Stabile)*
- *Concern regarding church interior renovation as the project's justification for exterior work that would alter the church's appearance (Thacker)*
- *Questions regarding what the primary specific proposed exterior changes (Peak). Primary changes addressed in historic structures and staff reports: Primary exterior changes include rehabilitation of windows and stairs, roof repairs, seismic reinforcing and partial exterior wall stucco replacement. Additional work beyond the proposed scope would require further Planning review. Monitoring by a qualified professional*

during investigation of the building's condition will be required as a condition of permit approval.

- *Proposed site fencing where none currently exists (Peak). Applicant response: Under the proposed project conditions the church would no longer be enclosed by other buildings; fences necessary to define property boundaries.*
- *Concern about removal of leaded dome roof element; what would the replacement be? (Colombe) Response: Removal of this element is not within the permit scope.*
- *Owner willing to commit to preserve/rehabilitate elements of the building's interior? (Stabile) Response: This could be included in the Development Dispensation Agreement between the applicant and the Redevelopment Agency.*
- *Support for the proposed seismic pilasters as a precautionary measure to protect the historic resource; they would also be reversible, in keeping with the Secretary's Standards (Cunningham)*
- *The church building is in poor condition; HLC should have faith in the applicant's willingness to restore the resource before it deteriorates further (Lavelle).*
- *Provisions to ensure site security during rehabilitation work (Peak); Security measures should include alarms, cameras, and similar devices (Colombe); rehab of the church should be within the first phase of the project (Stabile)*
- *Some level of concern over the visual impacts to the historic church resulting from the proposed exterior changes, but overall support for the rehabilitation of this historic resource (Janke)*

Two members of the public spoke regarding the project. Bob Carlson, representing the St. James neighborhood association, spoke in support of rehabilitating the church as soon as possible. Judi Henderson, representing PACSJ, expressed support for rehabilitation of the church building in the first phase of the project, with no demolition of Letcher's garage until the rehab work is substantially complete.

MOTION TO ENDORSE STAFF RECOMMENDATION WITH THE FOLLOWING ADDITIONAL CONDITIONS OF PERMIT APPROVAL: 1) ENSURE ADEQUATE SITE SECURITY (CAMERAS, ALARMS, ETC.) BEFORE AND DURING REHABILITATION OF THE CHURCH BUILDING; 2) USE AS SUBTLE A PAINT SHADING DISTINCTION AS POSSIBLE WHILE DIFFERENTIATING THE NEW CONSTRUCTION OF THE SEISMIC MODIFICATIONS TO THE CHURCH'S EXTERIOR; 3) ALLOW NO DEMOLITION OF THE FORMER LETCHER'S GARAGE BUILDING UNTIL THE CHURCH HAS BEEN REHABILITATED. APPROVED (7-0-0).

- 2) [HP05-002](#). Historic Preservation Permit to allow the demolition of the Letcher's Garage structure, listed as a Contributing Structure to the St. James Square City Landmark Historic District, and construct up to 194 dwelling units and approximately 14,000 square feet of retail/commercial office space (including space in live/work units) in a two high-rise structures, with a 3-9 story mid-rise portion of the structure located within the St. James Square City Landmark Historic District.

STAFF RECOMMENDATION: Historic Landmarks Commission provide comment regarding the conformance of the proposed construction within the Historic District to the St. James Square Historic District Design Guidelines and recommend approval to the Director of Planning.

Primary discussion points and areas of concern included:

- *Portion of the site that is within the district, and applicability of the historic design guidelines and 70' height limit (Cunningham, Colombe)*
- *Project's justification for 200' building heights in the context of a low-rise historic district (Thacker). Applicant response: Project design is a response to the RFP's specifications, the need for adequate return on investment, feasibility of rehabilitating the church, General Plan goals/policies encouraging downtown revitalization and creation of housing and economic opportunities*
- *HLC should not be concerned with issues of economic feasibility; RDA's terms of sale have already taken the costs associated with rehabilitating the church into account (Stabile)*
- *How is the project conforming to the St. James Square historic design guidelines? (Stabile) Staff response: Massing, datums, frontal symmetry, similar building materials across 1st Street to the west, "stepping" design with transitions to taller heights. First "tier" of the building is more in conformance than the upper portions are.*
- *Inadequate level of detail on the south elevation drawing, facing the park; Elevation drawings are too schematic in general (Stabile, Colombe)*
- *The building resembles new city hall, does not conform to the design guidelines; reasoning in the staff report justifying conformance findings is inadequate*
- *Project is not compatible and would detract from the district; funds to rehabilitate the church could be made available from a different source (Thacker).*

Bob Carlson, representing the St. James neighborhood association, spoke in support of the project and in favor of demolishing the former Letcher's Garage as soon as possible. Project architect Rob Steinberg discussed the five-year-long evolution of the project, and its design as a response to the site context and community input.

MOTION TO RECOMMEND DENIAL OF THE PERMIT TO THE DIRECTOR OF PLANNING BASED ON LACK OF CONFORMANCE TO THE HISTORIC DISTRICT DESIGN GUIDELINES, PARTICULARLY WITH REGARD TO MASSING. FAILED (3-4-0, COMMISSIONERS JANKE, COLOMBE, LAVELLE, AND PEAK OPPOSED).

MOTION TO RECOMMEND THAT THE PROJECT DOES NOT CONFORM TO THE SAINT JAMES SQUARE DESIGN GUIDELINES BUT TO RECOMMEND APPROVAL OF THE PERMIT AND REQUEST THAT STAFF 1) WORK WITH THE APPLICANTS TOWARD A HIGHER DEGREE OF CONFORMANCE WITH THE DESIGN GUIDELINES, AND 2) INCLUDE A CONDITION OF APPROVAL REQUIRING THAT LETCHER'S GARAGE NOT BE DEMOLISHED UNTIL REHABILITATION OF THE CHURCH HAS BEEN COMPLETED, WITH THE POSSIBLE EXCEPTION OF REMOVAL OF A SMALL PORTION OF THE LETCHER'S BUILDING IF FOUND TO BE NECESSARY TO FACILITATE THE SEISMIC IMPROVEMENTS TO THE CHURCH. APPROVED (4-3-0, COMMISSIONERS STABILE, CUNNINGHAM, AND THACKER OPPOSED).

CITY LANDMARK NOMINATIONS

- b. [HL08-169](#). Historic Landmark Nomination for Fire Station No. 1, located at 201 N. Market Street (San Jose Redevelopment Agency, owner). Council District 3. SNI: None. CEQA: Exempt.

STAFF RECOMMENDATION: Historic Landmarks Commission recommend initiation of the City Landmark designation to the City Council.

Three members of the public spoke in support of the Landmark designation: John McMillan and Doug Stewart on behalf of the San Jose Fire Museum, and Judi Henderson on behalf of PACSJ. Commissioner Cunningham read into the record a letter from Redevelopment Agency Executive Director Harry Mavrogenes in opposition to the Landmark designation.

MOTION TO ENDORSE STAFF RECOMMENDATION (6-0-1, LAVELLE ABSENT).

- c. [HL08-170](#). Historic Landmark Nomination for the Former Dr. Martin Luther King Jr. Main Library Building located at 170 W. San Carlos Street (San Jose Redevelopment Agency, owner). Council District 3. SNI: None. CEQA: Exempt.

STAFF RECOMMENDATION: Historic Landmarks Commission recommend initiation of the City Landmark designation to the City Council.

One member of the public, Judi Henderson, spoke in favor of the Landmark designation. In response to a question from Commissioner Thacker regarding the “presumptive” category of historic resources under CEQA, staff clarified that this category refers to resources that have been identified as eligible for the California or National Registers, or as City Landmarks Properties (or candidates). Commissioner Cunningham indicated that he disagreed with the rationale laid out for City Landmark eligibility in the staff report. He specifically took issue with the staff report’s assertions that the library building has significance for 1) being associated with a rapid period of growth in San Jose’s development and 2) architectural merit or uniqueness associated with the “Brutalist” movement.

MOTION TO ENDORSE STAFF RECOMMENDATION (5-1-1, CUNNINGHAM OPPOSED, LAVELLE ABSENT).

HISTORIC RESOURCES INVENTORY MAINTENANCE

- d. [CA08-001](#). Conservation Area Amendment to allow a seven-parcel expansion of the current boundaries of the Hanchett and Hester Park Conservation Area to include the following single-family detached residences: 23, 26, 27, 28, 31, 34, and 36 Tillman Avenue. Cassandra Ravenscroft, project proponent. Council District: 6. SNI: None. CEQA: Exempt. *Project Manager, Darren McBain*

STAFF RECOMMENDATION: Historic Landmarks Commission recommend approval of the proposed Conservation Area Amendment to the Planning Commission and City Council.

Project proponent Cassandra Ravenscroft and two other members of the community spoke in favor of the project. No one spoke in opposition.

Commissioner Thacker inquired about the historic integrity of one of the seven houses included in the proposed amendment (26 Tillman Avenue). Staff responded that while the house has a

relatively simple design, its period of construction (circa 1924) is consistent with the interwar period of the overall Conservation Area, and it retains much integrity to its original form and details. While the second story is clearly a later addition, it appears to be adequately in keeping with the character and scale of the original house, such that the house would still appear to qualify for the Historic Resources Inventory and contribute to the Conservation Area.

In response to a question from Commissioner Cunningham, staff clarified that while the front façade of 28 Tillman has a rather unusual and eclectic composition, the property owner has stated that the house has been in her family since its construction and that the portico is an original feature.

MOTION TO ENDORSE STAFF RECOMMENDATION (6-0-1, LAVELLE ABSENT).

e. **The Addition of a Qualifying Property to the City of San José Historic Resources**

Inventory. The addition of the single-family residence located at **140 E. Virginia St.** to the City of San José Historic Resources Inventory. Owner: Hole in 1 LLC. Council District: 3. SNI: Martha Gardens. CEQA: Exempt. *Project Manager, Darren McBain*

STAFF RECOMMENDATION: Historic Landmarks Commission to adopt a resolution to recommend listing the qualifying property on the Historic Resources Inventory as a California Register eligible Structure of Merit.

CONTINUED FROM 04-02-08

Bonnie Bamburg, appearing on behalf of the property owners, requested that the Commission forebear from adding the property to the HRI until such time as the owners have formulated plans for a possible relocation of the house to a suitable off-site location.

MOTION TO ENDORSE STAFF RECOMMENDATION (6-0-1, LAVELLE ABSENT).

f. **The Addition of a Qualifying Property to the City of San José Historic Resources**

Inventory. The addition of the single-family residence located at **1275 Lucretia Avenue** to the City of San José Historic Resources Inventory. Owner/Developer: Bert Faucher. Council District 7. SNI: None. CEQA: Exempt. *Project Manager, Martina Davis*

STAFF RECOMMENDATION: Historic Landmarks Commission to adopt a resolution to recommend listing the qualifying property on the Historic Resources Inventory as a Structure of Merit.

Commissioners, staff, Marvin Bamburg (architect for the proposed development project on the site) and Bonnie Bamburg (the historic consultant for the project) discussed the extent to which the planned future widening of Lucretia Avenue could potentially impact the house.

MOTION TO ENDORSE STAFF RECOMMENDATION (5-1-1, JANKE OPPOSED, LAVELLE ABSENT).

5. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS, OR OTHER AGENCIES

- a. **PARK VIEW TOWERS**. The project being considered is located on the block bounded by N. First, St. James, N. Second, and Devine Streets, in the DC Downtown Primary Commercial Zoning District (San José Redevelopment Agency, Owner. Green Valley Corp/Barry Swensen Builder, Developer). Council District: 3. SNI: None. CEQA: Park View Towers EIR Certified 03/12/08. *Project Manager, Lee Butler*

H05-029. Site Development Permit to construct up to 194 dwelling units and approximately 14,000 square feet of retail/commercial office space (including space in live/work units) in two high-rise structures, approximately 200 feet and 150 feet tall, respectively; including demolition of two structures, and rehabilitation of approximately 6,000 square feet of commercial space in the existing First Church of Christ Scientist Building.

STAFF RECOMMENDATION: Historic Landmarks Commission to provide comment to the Director of Planning regarding the compatibility of the new construction (exceeding 150 feet in height and 6:1 FAR) located within 100 feet of a City Landmark or Contributing Structure in a City Landmark Historic District.

THIS ITEM TO BE HEARD CONSECUTIVELY WITH ITEM 4.a.

Commissioners questioned the appropriateness of hi-rise development on the site. Chairman Janke discussed General Plan policies for downtown revitalization and other background reasons for large-scale urban development to occur in the project vicinity. Vice Chair Colombe noted that a project of the proposed type would revitalize the currently underutilized public park.

MOTION TO RECOMMEND THAT BOTH OF THE PROPOSED TOWERS BE LIMITED TO 150 FEET IN HEIGHT. FAILED (2-4-1, COMMISSIONERS JANKE, COLOMBE, PEAK, AND STABILE OPPOSED, LAVELLE ABSENT).

MOTION TO RECOMMEND THAT TOWER 1 AND THE NON-DISTRICT PORTION OF TOWER BE LIMITED TO 70 FEET HIGH. FAILED (3-3-1, COMMISSIONERS JANKE, COLOMBE, AND PEAK OPPOSED, LAVELLE ABSENT).

MOTION TO REQUEST THAT STAFF COORDINATE FURTHER WITH THE APPLICANTS TO IMPROVE THE PROJECT'S COMPATIBILITY WITH THE HISTORIC DISTRICT DESIGN GUIDELINES FAILED (3-3-1, COMMISSIONERS STABILE, CUNNINGHAM, AND THACKER OPPOSED, COMMISSIONER LAVELLE ABSENT).

The Commission then adjourned discussion on the item without any further motions or recommendations.

6. PETITIONS AND COMMUNICATIONS

- a. Public comments to the Historic Landmarks Commission on non-agendized items. Each member of the public may address the Commission for up to two minutes. The Commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Historic Landmarks Commission is limited to the following options:
 - 1) Responding to statements made or questions posed by members of the public; or
 - 2) Requesting city staff to report back on a matter at a subsequent meeting; or
 - 3) Requesting planning staff to place an item on a future agenda or work plan

Alexander LaRiviere, proprietor of Faber's bicycle shop at 702 S. First St., spoke in support of preserving the circa-1884 building.

7. GOOD AND WELFARE

- a. Report from Secretary, Planning Commission, and City Council
 - 1) Verbal Report on IBM Building 025 Demolition Permit
 - 2) Verbal Report on Proposed Ordinance Revisions re: Vacant and Neglected Properties
- b. Report from the Redevelopment Agency
 - 1) Verbal Report on proposed HRI demolitions in the SJ Ballpark EIR project area

(Regarding 510 W. San Fernando, 114 S. Montgomery, 115 S. Autumn, 530 W. San Fernando, 150 S. Autumn, and 92-98 S. Montgomery; all currently proposed for demolition by the Redevelopment Agency). Commissioners expressed concern that no SJRA staff was present to discuss the proposed demolitions, and recommended the HLC forward a letter to the Agency Board concerning the proposed demolitions. Planning staff noted that any mitigation recommended in the previous "Ballpark" EIR for demolition of these structures will be forwarded to the City Council for consideration to be included in the demolition project.

- c. Commissioners' report from Committees:
 - 1) Design Review Subcommittee (Janke, Colombe and Cunningham; Lavelle alternate)
April 16, 2008 DRC Report
Vice Chair Colombe noted her previous comment at April DRC that the proposed project's height and mass would compromise the Vintage Tower building's stature as the historically primary tall building on the east edge of downtown.
 - 2) History San José Collections Committee (Stabile)
 - 3) Coyote Valley Specific Plan and Habitat Conservation Plan Advisory Committee (Cunningham)

- 4) Japantown Survey Committee (Lavelle)
Historic Context and Intensive Survey Acceptance
May 5, 2008, 7:00 p.m. City Council Meeting
- 5) Pellier Park Committee (Colombe)
Inactive
- 6) City of San José BART extension, Design, Art & Architecture Review (Janke)
- 7) GP Update Task Force Progress Report (Colombe and Thacker)
- d. Review of 04/02/08 HLC Synopsis
Commissioner Stabile commented on her dissatisfaction with her experience attending Planning Commission in March 2008 to speak regarding the Park View Towers EIR, especially regarding the issue of how the EIR addressed the impact of new construction on the existing setting. She further indicated that she will decline to continue her HLC appointment after June 2008.
- e. Status of Circulation of Environmental Review Documents
<http://www.sanjoseca.gov/planning/eir/>
 - Demolition of the San José Medical Center ADEIR
July 2007 NOP Distribution
Commissioner Stabile expressed disappointment in the Planning Commission Park View Towers DEIR hearing, noting that she represented the Commission's view that the impacts of the development on adjacent historic resources outside of the Historic District had not been adequately analyzed.
Planning Staff clarified that the resources were addressed in the Visual and Aesthetic chapter of the document under "Visual Setting."
- f. 2008 Study Session Dates and Topics
 - 1) February 6th – Planning Department Website Re-design
 - 2) March 5th – CEQA: How to Review an EIR
 - 3) April 2nd - Preservation in San Jose's Future
 - 4) June 4th – HLC Workplan Discussion
- g. Historic Preservation Month May 2008
Council to present a Preservation Month Proclamation as a ceremonial item on 05/13/08

8. **ADJOURNMENT**

2008 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

DATE	TIME	TYPE OF MEETING	LOCATION
January 9, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550
February 6, 2008	6:00 p.m.	Regular Meeting	Room W118-119
February 20, 2008	12:00 p.m.	Design Review Subcommittee	Cancelled
March 5, 2008	6:00 p.m.	Regular Meeting	Room W118-119
March 19, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550
April 2, 2008	6:00 p.m.	Regular Meeting	Room W118-119
April 16, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550
May 7, 2008	6:00 p.m.	Regular Meeting	Room W118-119
May 21, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550
June 4, 2008	6:00 p.m.	Regular Meeting	Room W118-119
June 18, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550
August 6, 2008	6:00 p.m.	Regular Meeting	Room W118-119
August 20, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550
September 3, 2008	6:00 p.m.	Regular Meeting	Room W118-119
September 17, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550
October 1, 2008	6:00 p.m.	Regular Meeting	Room W118-119
October 15, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550
November 5, 2008	6:00 p.m.	Regular Meeting	Room W118-119
November 19, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550
December 3, 2008	6:00 p.m.	Regular Meeting	Room W118-119
December 17, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550

HISTORIC LANDMARKS AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/historic.asp>